

Charter Bylaw 19810

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 3291

WHEREAS Lot 1PUL, Block 19, Plan 0224371; Lot 2, Block 18, Plan 023297; Lot 3, Block 18, Plan 0523297; Lot 4, Block 18, Plan 0523297; Lot 5, Block 18, Plan 0523297; Lot 2, Block 19, Plan 0523284; Lot 3, Block 19, Plan 0523284; Lot 4, Block 19, Plan 2020522; Lot 2, Block 22, Plan 2020528; Lot 3, Block 1, Plan 0627090; Lot 2, Block 20, Plan 0924358; and Lot 3, Block 20, Plan 1024252 ; located at 10161 - 13 Avenue NW, 10141 - 13 Avenue NW, 1910 - 102 Street NW, 1631 - 102 Street NW, 1851 - 102 Street NW, 1830 - 102 Street NW, 1850 - 102 Street NW, 1751 - 102 Street NW, 1641 - 102 Street NW, 1655 - Gateway Boulevard NW, 1822 Gateway Boulevard NW, and 1855 Gateway Boulevard NW, South Edmonton Common, Edmonton, Alberta, are specified on the Zoning Map as (DC2) Site Specific Development Control Provision; and

WHEREAS an application was made to rezone the above described property to (DC2) Site Specific Development Control Provision;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. The Zoning Map, being Part III to Bylaw 12800 The Edmonton Zoning Bylaw is hereby amended by rezoning the lands legally described as Lot 1PUL, Block 19, Plan 0224371; Lot 2, Block 18, Plan 023297; Lot 3, Block 18, Plan 0523297; Lot 4, Block 18, Plan 0523297; Lot 5, Block 18, Plan 0523297; Lot 2, Block 19, Plan 0523284; Lot 3, Block 19, Plan 0523284; Lot 4, Block 19, Plan 2020522; Lot 2, Block 22, Plan 2020528; Lot 3, Block 1, Plan 0627090; Lot 2, Block 20, Plan 0924358; and Lot 3, Block 20, Plan 1024252 ; located at 10161 - 13 Avenue NW, 10141 - 13 Avenue NW, 1910 - 102 Street NW, 1631 - 102 Street NW, 1851 - 102 Street NW, 1830 - 102 Street NW, 1850 - 102 Street NW, 1751 - 102 Street NW, 1641 - 102 Street NW, 1655 - Gateway

Boulevard NW, 1822 Gateway Boulevard NW, and 1855 Gateway Boulevard NW, South Edmonton Common, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule “A”, from (DC2) Site Specific Development Control Provision to (DC2) Site Specific Development Control Provision.

- 2. The uses and regulations of the aforementioned DC2 Provisions are annexed hereto as Schedule "B" and Schedule “C”.
- 3. The sketch plan annexed hereto as Schedule "A" and the uses and regulations of the DC2 Provisions shown on Schedule "B" and Schedule “C” annexed hereto are hereby incorporated into the Zoning Bylaw, being Part IV to Bylaw 12800, The Edmonton Zoning Bylaw.

READ a first time this	day of	, A. D. 2021;
READ a second time this	day of	, A. D. 2021;
READ a third time this	day of	, A. D. 2021;
SIGNED and PASSED this	day of	, A. D. 2021.

THE CITY OF EDMONTON

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK



**SCHEDULE “B”****(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION****1. General Purpose**

To establish a Site Specific Development Control Provision to accommodate a range of highway commercial and general commercial uses, with site development regulations that will ensure a high standard of appearance appropriate to the site’s location on a major entrance route to the City.

**2. Area of Application**

This DC2 Provision shall apply to Lot 1PUL, Block 19, Plan 0224371; Lot 2, Block 18, Plan 0523297; Lot 3, Block 18, Plan 0523297; Lot 4, Block 18, Plan 0523297; Lot 5, Block 18, Plan 0523297; Lot 2, Block 19, Plan 0523284; Lot 3, Block 19, Plan 0523284; Lot 4, Block 19, Plan 2020522; Lot 2, Block 22, Plan 2020528; and Lot 3, Block 1, Plan 06270909, situated east of Gateway Boulevard and west of the railway right-of-way, as shown on Appendix 1 attached to the Schedule.

**3. Uses**

- a. Automotive and Equipment Repair Shops
- b. Bars and Neighborhood Pubs
- c. Business Support Services
- d. Cannabis Retail Sales
- e. Commercial Schools
- f. Convenience Retail Stores
- g. Convenience Vehicle Rentals
- h. Creation and Production Establishments
- i. Funeral, Cremation and Interment Services
- j. Drive-in Food Services
- k. Equipment Rentals
- l. Gas Bars
- m. General Retail Stores
- n. Government Services
- o. Green Houses, Plant Nurseries and Garden Centres
- p. Health Services
- q. Hotels
- r. Indoor Participant Recreation Services
- s. Liquor Stores
- t. Major Amusement Establishments

- u. Major Service Stations
- v. Media Studios
- w. Minor Amusement Establishments
- x. Minor Service Stations
- y. Motels
- z. Personal Service Shops
- aa. Private Clubs
- bb. Professional, Financial and Office Support Services
- cc. Rapid Drive-through Vehicle Services
- dd. Restaurants
- ee. Specialty Food Services
- ff. Spectator Entertainment Establishments
- gg. Vehicle Parking
- hh. Veterinary Services
- ii. Warehouse Sales
- jj. Fascia On-premises Signs
- kk. Freestanding On-premises Signs
- ll. Projecting On-premises Signs
- mm. Temporary On-premises Sign
- nn. Major Digital Signs
- oo. Minor Digital On-premises Signs
- pp. Minor Digital Off-premises Signs
- qq. Minor Digital On-premises Off-premises Signs

#### **4. Development Criteria**

- a. Notwithstanding Section 720.3 (2) of the Zoning Bylaw, no Site Plan is appended to this Provision; however the overall site development shall be generally in accordance with Appendix 2, the Overall site Plan.
- b. The maximum Floor Area Ratio (FAR) shall be 1.0 except that the maximum FAR for Professional, Financial and Office Support Services shall be 1.5.
- c. The maximum building Height shall be 15 m except that the maximum Height for a Hotel shall be 30 m.
- d. A minimum building Setback of 14 m shall be provided from property lines adjacent to Gateway Boulevard, and the Transportation Utility Corridor
- e. A minimum building Setback of 7.5 m shall be provided from property lines adjacent to the railway right-of-way.
- f. Notwithstanding regulation 4.e. of this Provision, a minimum Setback of 14 m shall be provided from property lines adjacent to the railway right-of-way for the following Uses:

- i. Commercial Schools
  - ii. Hotels
  - iii. Indoor Participant Recreation Services
  - iv. Major Amusement Establishments
  - v. Spectator Entertainment Establishments
- g. A landscaped Yard a minimum of 7.5 m in width shall be provided adjacent to Calgary Trail Northbound and the Transportation Utility Corridor. Landscaping shall consist of a discontinuous undulating berm a maximum of 1.0 m in Height and planting of four deciduous trees (a minimum of 8 cm caliper), four coniferous trees (a minimum of 3.0 m in height) and twenty shrubs for every 35 m of lineal Yard frontage, with the plant material being grouped within modules not greater than 25 m in length or 4.5 m in width.
- h. A landscaped Yard a minimum of 4.5m in width shall be provided adjacent to internal public roadways. Landscaping within this Yard shall be in accordance with Section 55.
- i. A landscaped Yard a minimum of 3.0 m in width shall be provided adjacent to the railway right-of-way. Landscaping within this Yard shall be in accordance with Section 55.
- j. Development shall comply with the regulations of Section 813 of the Zoning Bylaw, the Major Commercial Corridors Overlay.
- k. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a required Yard. Loading, storage and trash collection areas shall be located to the rear or sides of the principal buildings and shall be screened from view from any adjacent Sites or public roadways. Waste collection siting shall provide opportunities for recycling initiatives.
- l. Signs shall be in accordance with Section 59.2 and Schedule 59F of the Zoning Bylaw, with the following exceptions:
  - i. The maximum Height of a Freestanding Sign shall be 8.0 m. The Development Officer may allow a Freestanding Sign up to 10.0 m in Height if a Residential Zone is not within 60.0 m, measured from the Sign location to the nearest Site zoned Residential.
  - ii. Freestanding On-premises Signs along Gateway Boulevard may be increased to a maximum Height of 12m and a maximum copy area of 40 m<sup>2</sup>.
  - iii. There shall be a maximum of eleven (11) Free-standing On-Premises Signs permitted along Calgary Trail/Gateway Boulevard with a maximum number of four (4) Free-standing On-premises Digital Signs.
  - iv. Digital Signs, and Digital Sign panels that are part of the same Freestanding Sign structure shall not exceed a maximum Height of 8.0 m.

- v. The maximum copy area for Minor Digital Signs shall be 20 m2.
  - vi. The maximum copy area for Major Digital Signs shall be 12 m2.
  - vii. At the discretion of the Development Officer, a Comprehensive Sign Design Plan shall be required, in accordance with Section 59.3.
  - m. Placement of Digital Signs shall be subject to the satisfaction of the Development Officer in consultation with Transportation Services.
  - n. All Digital Signs shall be processed as a Class B development
5. Additional Development Criteria for Specific Uses
- a. The following regulations shall apply to Convenience Vehicle Rentals:
    - i. Servicing and repair operation shall be permitted only as an Accessory Use;
    - ii. All storage, display or parking areas shall be hard surfaced in accordance with Section 57; and
    - iii. Lighting for the display areas shall be mounted on lamp standards and no exposed bulbs or strings of lights shall be used.
  - b. Indoor Participant Recreation Services shall be limited to athletic and health fitness centers.
  - c. All activities associated with Automotive and Equipment Repair Shops, Equipment Rentals, and Veterinary Services shall be contained within an enclosed building.



**SCHEDULE “C”****(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION****1. General Purpose**

To establish a Site Specific Development Control Provision to accommodate a range of highway commercial and general commercial uses, with site development regulations that will ensure a high standard of appearance appropriate to the site’s location on a major entrance route to the City.

**2. Area of Application**

This DC2 Provision shall apply to Lot 2, Block 20, Plan 0924358 and Lot 3, Block 20, Plan 1024252, situated east of Gateway Boulevard and west of the railway right-of-way, as shown on the Appendix 1 attached to the Schedule.

**3. Uses**

- a. Automotive and Equipment Repair Shops
- b. Bars and Neighborhood Pubs
- c. Business Support Services
- d. Cannabis Retail Sales
- e. Commercial Schools
- f. Convenience Retail Stores
- g. Convenience Vehicle Rentals
- h. Creation and Production Establishments
- i. Funeral, Cremation and Interment Services
- j. Drive-in Food Services
- k. Equipment Rentals
- l. Gas Bars
- m. General Retail Stores
- n. Government Services
- o. Green Houses, Plant Nurseries and Garden Centres
- p. Health Services
- q. Hotels
- r. Indoor Participant Recreation Services
- s. Liquor Stores
- t. Major Amusement Establishments
- u. Major Service Stations
- v. Media Studios
- w. Minor Amusement Establishments

- x. Minor Service Stations
- y. Motels
- z. Personal Service Shops
- aa. Private Clubs
- bb. Professional, Financial and Office Support Services
- cc. Rapid Drive-through Vehicle Services
- dd. Restaurants
- ee. Specialty Food Services
- ff. Spectator Entertainment Establishments
- gg. Vehicle Parking
- hh. Veterinary Services
- ii. Warehouse Sales
- jj. Fascia On-premises Signs
- kk. Freestanding On-premises Signs
- ll. Projecting On-premises Signs
- mm. Temporary On-premises Sign
- nn. Major Digital Signs
- oo. Minor Digital On-premises Signs
- pp. Minor Digital Off-premises Signs
- qq. Minor Digital On-premises Off-premises Signs

#### **4. Development Criteria**

- a. Notwithstanding Section 720.3 (2) of the Zoning Bylaw, no Site Plan is appended to this Provision however the overall site development shall be generally in accordance with Appendix 2, the Overall site Plan.
- b. The maximum Floor Area Ratio (FAR) shall be 1.0 except that the maximum FAR for Professional, Financial and Office Support Services shall be 1.5.
- c. The maximum building Height shall be 15 m except that the maximum Height for a Hotel shall be 30 m.
- d. A minimum building Setback of 14 m shall be provided from property lines adjacent to Gateway Boulevard, and the Transportation Utility Corridor
- e. A landscaped Yard a minimum of 7.5 m in width shall be provided adjacent to Calgary Trail Northbound and the Transportation Utility Corridor. Landscaping shall consist of a discontinuous undulating berm a maximum of 1.0 m in Height and planting of four deciduous trees (a minimum of 8 cm caliper), four coniferous trees (a minimum of 3.0 m in height) and twenty shrubs for every 35 m of lineal Yard frontage, with the plant material being grouped within modules not greater than 25 m in length or 4.5 m in width.

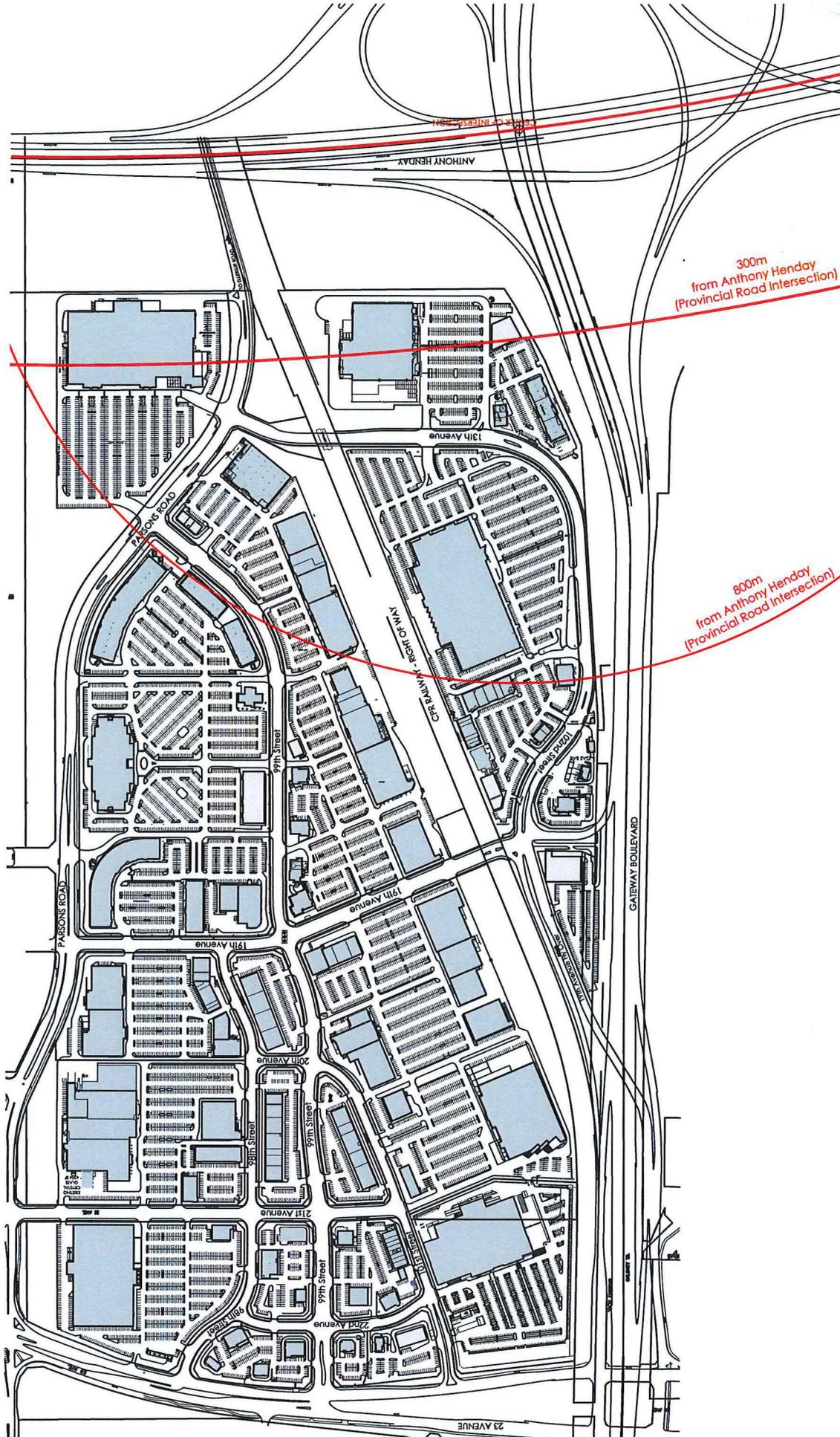
- f. A landscaped Yard a minimum of 4.5m in width shall be provided adjacent to internal public roadways. Landscaping within this Yard shall be in accordance with Section 55.
- g. A landscaped Yard a minimum of 3.0 m in width shall be provided adjacent to the railway right-of-way. Landscaping within this Yard shall be in accordance with Section 55.
- h. Development shall comply with the regulations of Section 813 of the Zoning Bylaw, the Major Commercial Corridors Overlay.
- i. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a required Yard. Loading, storage and trash collection areas shall be located to the rear or sides of the principal buildings and shall be screened from view from any adjacent Sites or public roadways. Waste collection siting shall provide opportunities for recycling initiatives.
- j. Signs shall be in accordance with Section 59.2 and Schedule 59F of the Zoning Bylaw, with the following exceptions:
  - i. The maximum Height of a Freestanding Sign shall be 8.0 m. The Development Officer may allow a Freestanding Sign up to 10.0 m in Height if a Residential Zone is not within 60.0 m, measured from the Sign location to the nearest Site zoned Residential.
  - ii. Freestanding On-premises Signs along Gateway Boulevard may be increased to a maximum Height of 12m and a maximum copy area of 40 m<sup>2</sup>.
  - iii. There shall be a maximum of eleven (11) Free-standing On-Premises Signs permitted along Calgary Trail/Gateway Boulevard with a maximum number of four (4) Free-standing On-premises Digital Signs.
  - iv. Digital Signs, and Digital Sign panels that are part of the same Freestanding Sign structure shall not exceed a maximum Height of 8.0 m.
  - v. The maximum copy area for Minor Digital Signs shall be 20 m<sup>2</sup>.
  - vi. The maximum copy area for Major Digital Signs shall be 12 m<sup>2</sup>.
  - vii. At the discretion of the Development Officer, a Comprehensive Sign Design Plan shall be required, in accordance with Section 59.3.
- k. Placement of Digital Signs shall be subject to the satisfaction of the Development Officer in consultation with Transportation Services.
- l. All Digital Signs shall be processed as a Class B development

## **5. Additional Development Criteria for Specific Uses**

- a. The following regulations shall apply to Convenience Vehicle Rentals:

- i. Servicing and repair operation shall be permitted only as an Accessory Use;
  - ii. All storage, display or parking areas shall be hard surfaced in accordance with Section 57; and
  - iii. Lighting for the display areas shall be mounted on lamp standards and no exposed bulbs or strings of lights shall be used.
- b. Indoor Participant Recreation Services shall be limited to athletic and health fitness centers.
- c. All activities associated with Automotive and Equipment Repair Shops, Equipment Rentals, and Veterinary Services shall be contained within an enclosed building.





A



OVERALL SITE PLAN

**SOUTH EDMONTON COMMON**  
 Overall Site Plan

